

# Louisiana Station Gateway

**Environment** Minnehaha Preserve, Meadowbrook Park, and the greater Minnehaha Creek Watershed are **critical natural resources** in the Louisiana Gateway area. Future developments should **use best practices to promote positive stewardship** of these areas.

## Goals of the Last Plan

Developed in 2003, the Louisiana Station Area Framework – Design Guidelines document provides a Louisiana Station Area Vision, a set of guiding principles, a set of recommendations, and design guidelines. Goals from that plan include:



**Encourage transit-oriented development** that supports transit use, increases the mix and density of land uses, strengthens nearby neighborhoods, and improves pedestrian environments.



**Promote investment, intensification, and redevelopment** in the Louisiana Ave station area to support its **growth as an employment center**.



Leverage healthcare demand to **create a healthcare-oriented district** that links services with housing and amenities.



Manage parking to **support multimodal transit**, while lessening impacts to development potential and pedestrian environments.



Create a **connected system of parks and open spaces, pedestrian and bike network, and complete streets** in the station area.

## Population

Between 2010 and 2020, the **population** in census tracts in the Louisiana Station Gateway area **grew by between 3.7 percent and 13.0 percent (10.5 percent citywide)**.

## Housing

In census tracts in the Louisiana Station Gateway area, the percentage of **renter-occupied housing** is **between 12.0 percent and 52.0 percent (41.9 percent citywide)**.

## Employment & Income



**63%**  
Percentage of jobs in transportation, warehousing, and utilities



**60%**  
Percentage of jobs in other services



**56%**  
Percentage of jobs in public administration

Between 2010 and 2020, the **median household income** in census tracts in the Louisiana Station Gateway area **grew between 46.2 percent and 63.0 percent (39.7 percent citywide)**.

## Mobility



**8%**  
Percentage of households in the study area with no vehicles.



**47%**  
Percentage of households in the study area with one vehicle.



**46%**  
Percentage of households in the study area with two or more vehicles.

## Area Investments



- 1 Redevelopment opportunity
- 2 Historic Walker Lake district, rezoned for mixed-use development, 2021
- 3 Stormwater facility and pumphouse
- 4 Loeffler, rezoned for adaptive reuse commercial and residential developments
- 5 Stormwater opportunity
- 6 Louisiana Avenue reconstruction
- 7 Minnehaha Creek restoration and water quality improvements

# Louisiana Station Gateway

## Local Context



Louisiana Gateway area, looking south



Louisiana Gateway area, looking northwest

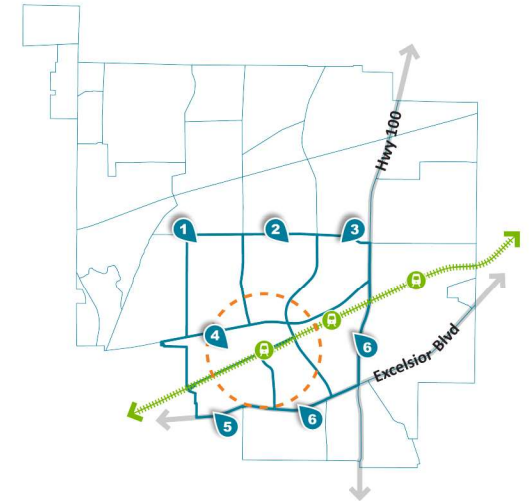


Louisiana Gateway area, looking southeast



Louisiana Gateway area showing Metro Green Line LRT construction, looking east

## Gateway Neighborhoods



- 1 Oak Hill
- 2 Lenox
- 3 Sorensen
- 4 South Oak Hill
- 5 Meadowbrook
- 6 Brooklawns
- 7 Elmwood

# Wooddale Station Gateway

**Environment** The greater Minnehaha Creek Watershed is a **critical natural resource** in the Wooddale Gateway area. Future developments should use best practices to promote positive stewardship of the watershed.

## Goals of the Last Plan

Developed in 2003, the Elmwood Area Land Use, Transit, and Transportation Study document provides a set of Elmwood Area (now Wooddale) planning principles, a range of recommendations, and land use guiding recommendations. Goals from that plan include:

-  **Redevelop opportunity sites for residential, office, and mixed-uses** in line with future transit developments.
-  **Maintain or redevelop opportunity sites to support current and future job sectors.**
-  **Redevelop opportunity sites for multimodal transit developments**, such as park and rides.
-  **Improve pedestrian and bicycle accommodations** current and future amenities.
-  **Enhance the public realm** by way of streetscape and open space improvements.

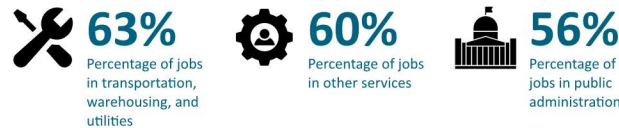
## Population

Between 2010 and 2020, the **population** in census tracts in the Wooddale Station Gateway area **grew by between -6.3 percent and 22.4 percent (10.5 percent citywide).**

## Housing

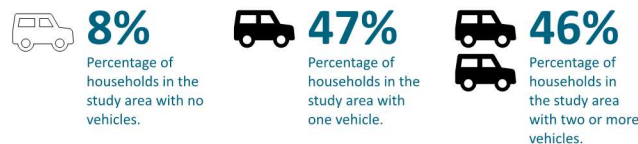
In census tracts in the Wooddale Station Gateway area, the percentage of **renter-occupied housing** is **between 12.0 percent and 71.9 percent (41.9 percent citywide).**

## Employment & Income



Between 2010 and 2020, the **median household income** in census tracts in the Wooddale Station Gateway area **grew between 16.6 percent and 63.0 percent (39.7 percent citywide).**

## Mobility



## Area Investments



- 1 Highway 7 interchange and improvements, 2011
- 2 Wooddale Ave bikeway improvements, 2020
- 3 Via Sol apartments, 2022
- 4 Union Park Flats, 2024
- 5 Village in the Park condominiums and townhomes, 2006
- 6 36th Street reconstruction, 2022
- 7 OlyHi mixed-use development, 2025
- 8 Towerlight senior housing, 2012
- 9 Hoigaard Village mixed-use development, 2007
- 10 The Elmwood apartments, 2019
- 11 Firestation 1, 2011
- 12 Arbor House apartments, 2023

# Wooddale Station Gateway

## Local Context



Wooddale Gateway area, looking north



Wooddale Gateway area, looking northwest

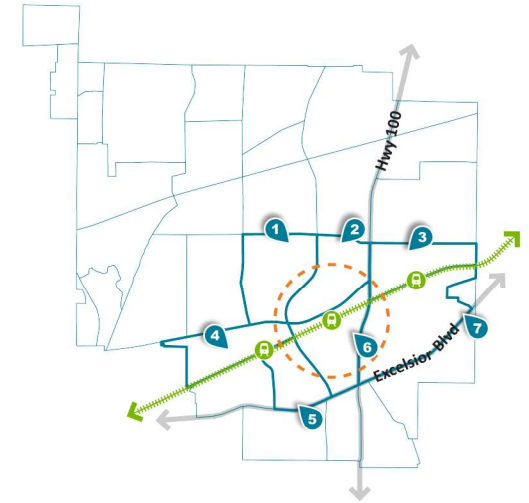


Wooddale Gateway area with 36th Street reconstruction, looking east



Wooddale Gateway area, looking southeast

## Gateway Neighborhoods



- 1 Lenox
- 2 Sorensen
- 3 Triangle
- 4 South Oak Hill
- 5 Brooklawns
- 6 Elmwood
- 7 Wolfe Park

# Beltline Station Gateway

## Goals of the Last Plan

Developed in 2012, the The Beltline Area Framework and Design Guidelines document provides a Beltline Area vision, a range of guiding principles, a set of recommendations, and private development design guidelines. Goals from that plan include:

-  Create a **unique sense of identity** by weaving together the distinct Beltline districts.
-  Increase street **connectivity and mobility** and prioritize pedestrian and bike accessibility.
-  Foster the Beltline area as a **growing regional employment center**.
-  Capture the **value of high quality public transit** by optimizing transit oriented development, economic development, and neighborhood-scaled amenities around a convenient, safe, and pleasant transit center.
-  Create a **connected network of great public parks and spaces**.
-  **Manage parking effectively** to include park and rides, drop-off zones, on-street parking, and user-friendly bike parking facilities.

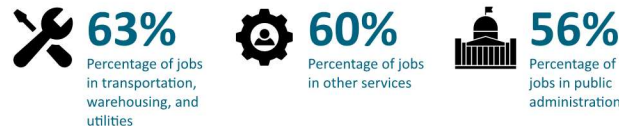
## Population

Between 2010 and 2020, the **population** in census tracts in the Beltline Station Gateway area **grew by between -6.3 percent and 22.4 percent (10.5 percent citywide)**.

## Housing

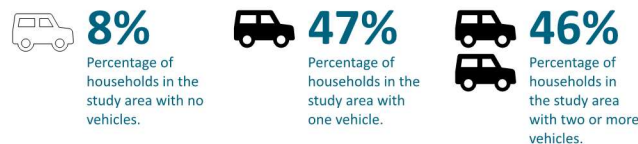
In census tracts in the Beltline Station Gateway area, the percentage of **renter-occupied housing** is **between 43.0 percent and 71.9 percent (41.9 percent citywide)**.


## Employment & Income



Between 2010 and 2020, the **median household income** in census tracts in the Beltline Station Gateway area **grew between 16.6 percent and 49.0 percent (39.7 percent citywide)**.

## Mobility



 **Environment** Bass Lake Park, Wolfe Park, and the greater Minnehaha Creek Watershed are **critical natural resources** in the Beltline Gateway area. Future developments should **use best practices to promote positive stewardship** of these areas.

## Area Investments



- 1 Beltline Boulevard and Ottawa Ave bikeway and intersection improvements
- 2 Nordic Ware cafe and manufacturing expansions, 2022
- 3 Sherman mixed-use transit-oriented development, 2023 construction start
- 4 General Office Products lease ending, presenting an opportunity for new mixed-use transit-oriented development
- 5 Corsa mixed-use development, 2023
- 6 Risor mixed-use development, 2023
- 7 Self-storage facility rezoned for residential development, redevelopment and/or future connection opportunity

# Beltline Station Gateway

## Local Context



Beltline Gateway area, looking southwest



Beltline Gateway area, looking south

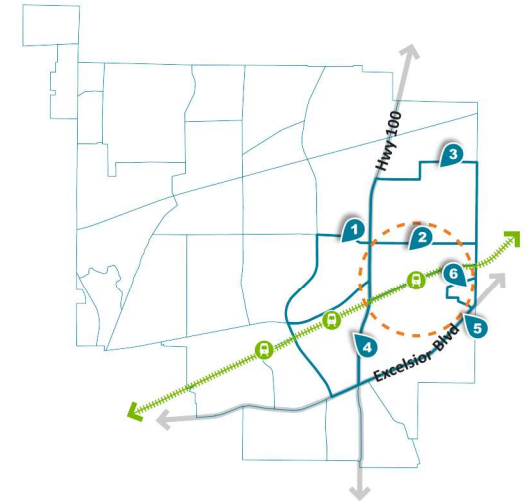


Beltline Gateway area, looking northwest



Beltline Gateway area, looking southwest

## Gateway Neighborhoods



- 1 Sorensen
- 2 Triangle
- 3 Fern Hill
- 4 Elmwood
- 5 Wolfe Park
- 6 Minikhada Oaks

# West Excelsior Boulevard Gateway



**Environment** Minnehaha Preserve, Meadowbrook Park, and the greater Minnehaha Creek Watershed are **critical natural resources** in the Excelsior Boulevard Gateway area. Future developments should **use best practices to promote positive stewardship** of these areas.

## Neighboring Goals

West Excelsior Blvd is a unique corridor without a dedicated guiding document in place, but The Design Guidelines for the South Side of Excelsior Boulevard (2015) serves as a valuable resource for East Excelsior Boulevard. Guidelines from that plan and other gateway plans include:

-  Capture the **value of high quality transit-oriented developments** at nearby LRT station areas.
-  Encourage and preserve **neighborhood-scaled, mixed uses in the corridor** that are stylistically harmonious, but not uniform.
-  Promote **engaged site and building frontages** that bring **life and energy to streets and sidewalks**.
-  Encourage and preserve **smaller, affordable, neighborhood-oriented business spaces**.
-  **Prioritize people** in developments by orienting site designs and building architecture to **human-scaled experiences** and a **range of uses over time**.
-  Ensure that **vehicular traffic, access, and parking does not negatively impact human activities**, such as walking, biking, and dining.

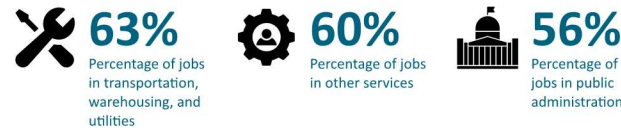
## Population

Between 2010 and 2020, the **population** in census tracts in the Excelsior Boulevard Gateway area **grew 10.3 percent (10.5 percent citywide)**.

## Housing

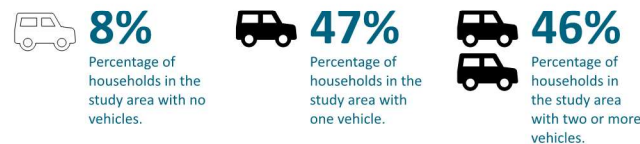
In census tracts in the Excelsior Boulevard Gateway area, the percentage of **renter-occupied housing** is **52.0 percent (41.9 percent citywide)**.

## Employment & Income

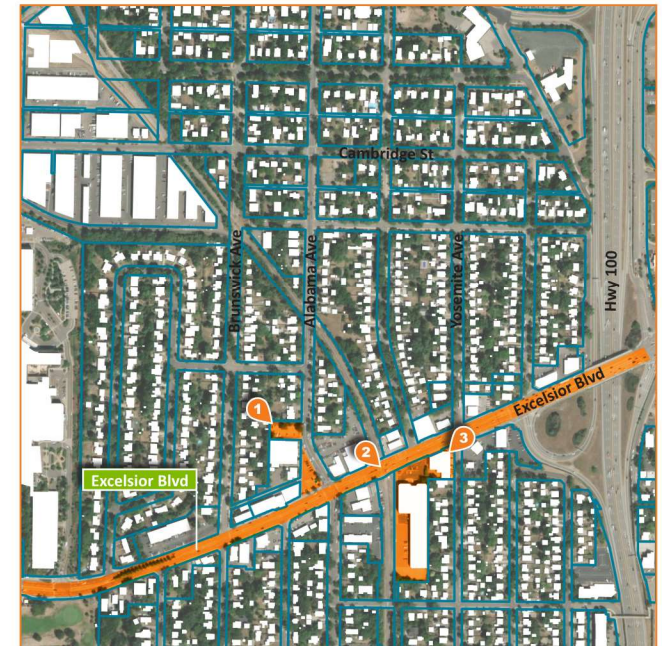


Between 2010 and 2020, the **median household income** in census tracts in the Beltline Station Gateway area **grew 46.2 percent (39.7 percent citywide)**.

## Mobility



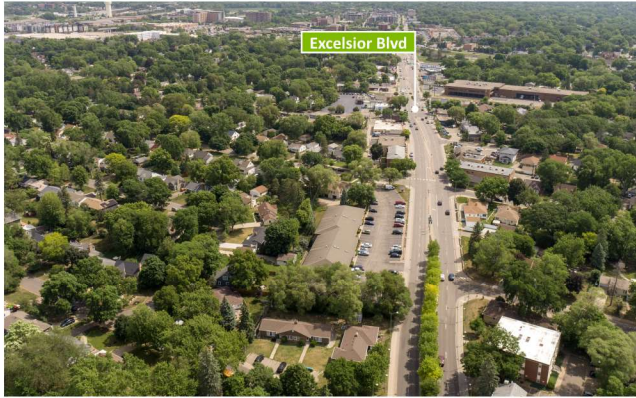
## Area Investments



- 1 Redevelopment opportunities
- 2 Excelsior Boulevard improvements
- 3 Redevelopment opportunity at Party City site

# West Excelsior Boulevard Gateway

## Local Context



Excelsior Gateway area, looking northeast



Excelsior Gateway area showing Meadowbrook Park, looking north

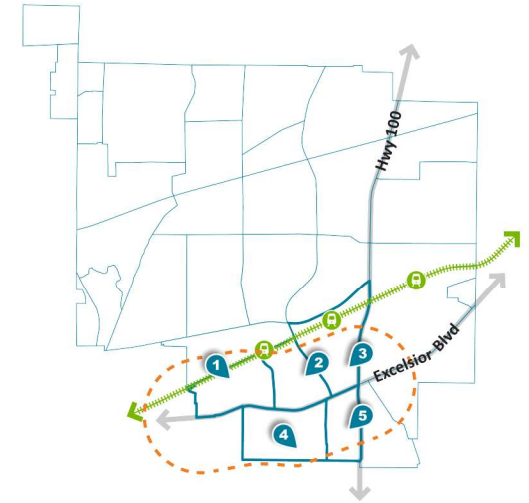


Excelsior Gateway area showing Minnehaha Creek and Louisiana Gateway area, looking north



Excelsior Gateway area showing Minnehaha Creek and Methodist Hospital, looking northeast

## Gateway Neighborhoods



- 1 Meadowbrook
- 2 Brooklawns
- 3 Elmwood
- 4 Creekside
- 5 Brookside